## <u>ABSTRACT</u>

[0120] The present invention is directed to an isolated polynucleotide sequence encoding a chimeric TNF $\alpha$ , comprising a first nucleotide sequence encoding a domain or subdomain of a tumor necrosis factor ligand other than TNF $\alpha$ , wherein the encoded domain or subdomain replaces a cleavage site of native TNF $\alpha$ , and a second nucleotide sequence encoding a domain or subdomain of native TNF $\alpha$  that binds to a TNF $\alpha$  receptor. The encoded chimeric TNF $\alpha$  is significantly less susceptible to cleavage from the cellular surface and, as a result can increase the concentration of a ligand capable of binding to a TNF $\alpha$  receptor on the surface of a cell. The chimeric TNF $\alpha$  is therefore useful in methods for inducing apoptosis of a cell expressing a TNF $\alpha$  receptor, inducing activation of an immune system cell and treating neoplastic cells, by introducing into the cell of interest an isolated polynucleotide sequence encoding a chimeric TNF $\alpha$  that is expressed on the surface of the cell.